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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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MEETING DATE: OCTOBER 7, 2020

SUBJECT: GP20-03 & Z20-08 - TOWN ON GERMANN

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow a multi-family development on a currently vacant property

REQUEST

- A. GP20-03 TOWN ON GERMANN: Request for Minor General Plan Amendment to change the land use classification of approx. 14.53 acres generally located at the southwest corner of Lindsay Rd. and Germann Rd. from General Office (GO) to Residential >14-25 DU/Acre land use classification. The effect of this amendment will be to allow residential development.
- B. Z20-08 TOWN ON GERMANN: Request to rezone approx. 14.53 acres generally located at the southwest corner of Lindsay Rd. and Germann Rd. from Business Park (BP) zoning district to Multi-Family/Medium (MF/M) zoning district. The effect of this rezoning will be to allow a multi-family residential development.

RECOMMENDED MOTION

- A. Request for input only. No motion required.
- B. Request for input only. No motion required.

APPLICANT

Company: Norris Design

Name: Ben Cooper

Address: 901 E. Madison St.
Phoenix, AZ 85034

Phone: 602-254-9600

Email: bcooper@norris-design.com

OWNER

Name: Nothum Properties LP

Address: 20 S. Kyrene Rd.
Chandler, AZ 85226

480-889-0010

mike@landworksaz.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 8, 1975</i>	Town Council adopted Ordinance No. 174, annexing a 2.36-acre parcel of the subject property along the southern property line.
<i>September 25, 2007</i>	Town Council approved A07-39, adopting Ordinance No. 2020, annexing 12.4-acre portion of the subject property.
<i>November 15, 2012</i>	Town Council approved Z11-37, adopting Ordinance No. 2392, rezoning a 12.4-acre portion of the subject site from Maricopa County Rural-43 zoning district to Business Park (BP) zoning district.
<i>February 4, 2020</i>	Town Council adopted the 2020 General Plan update including consolidation of non-residential land use designations; this update included the Business Park land use designation being changed to the new General Office land use designation town wide.
<i>August 2, 2020</i>	Voters ratified the 2020 General Plan update including consolidation of non-residential land use designations; this update included the Business Park land use designation being changed to the new General Office land use designation town wide.

Overview

The applicant is requesting to change the land use classification and zoning of an approx. 14.53-acre site that is generally located south and west of the southwest corner of Lindsay Rd. and Germann Rd. The General Plan land use classification is proposed to change from General Office (GO) to Residential > 14-25 DU/Acre. In conjunction with the General Plan Amendment, the applicant is seeking approval of a rezone from Business Park (BP) to Multi-Family/Medium (MF/M), to allow the construction of a 207-unit gated, Townhouse community.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office (GO)	Maricopa County Rural-43	Single Family Residential and various out buildings

South	City of Chandler –Single Family Residential	City of Chandler - Single Family Residential PAD	Existing single family residential subdivision (7,800 sq. ft. parcels, typical)
East	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	RWCD Canal then medical office buildings
West	Multi-Family/Medium	Residential > 14-25 DU/Acre	Silverado Court then Liv Crossroads Apartments
Site	General Office (GO)	General Office (GO)	Undeveloped

DISCUSSION

Staff is currently processing the 1st review of both applications and is supportive of the overall development and is requesting a Study Session to receive Planning Commission/DRB input concerning the proposed General Plan and Rezone requests.

General Plan Amendment

The 14.53-acre subject site is currently designated for General Office (GO) land uses. The applicant is requesting a change to Residential > 14-25 DU/ Acre land use designation. The subject site is located within the Gilbert and the 202 Growth Area, which identifies areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. The primary focus of economic growth in this area is general office, business park, and light industrial land uses that have a need for quick access or proximity to the airport. However, site constraints such as a lack of frontage along Germann Rd and relatively poor access (ingress/egress) from this minor collector roadway, location adjacent to an RWCD Canal and close proximity to an existing apartment complex to the west and single family residential to the south support the proposed change to the Residential > 14-25 DU/Acre land use designation and make development of General Office uses challenging.

According to the applicant, the property owner whom has owned the site for 35 years has been unable to generate interest from employment users despite the success of nearby light industrial projects and the prospect of a new freeway interchange at Lindsay Rd. Market feedback has continually indicated that the site's poor access and considerable setback from Germann Road and the prospect of potentially placing 24/7 business operations so close to the existing single-family homes (to the south) has been a concern for users and some nearby residents. The applicant believes multi-family is a more compatible use and provides a better buffer to the existing single family homes and Business Park zoning along Germann Road.

The applicant has stated that they believe they conform to the following Goals and Policies of the recently adopted 2020 General Plan:

General Plan Goals & Policies

Goals:

- CM-1 Encourage a Balanced Land use Framework
- CM-2 Focus on Quality Development
- CM-3 Foster Vibrant Gathering Places
- CM-4 Promote Our Neighborhoods
- CM-5 Provide Diverse, High Quality Housing
- CM-7 Bring Us Together
- OP-1 Encourage Job Growth
- OP-2 Promote Health and Wellness
- OP-3 Maintain Public Safety
- CN-1 Effectively Manage Congestion
- CN-2 Improve Mobility Choices

Policies:

- **Policy 1:** Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.

Applicant Notes: This application takes a thoughtful approach to the subject property's infill location. It is a sound planning principal to buffer higher intensity uses from lower intensity uses, and this Residential >14-25 project continues the principal followed by the adjacent Liv Community apartment project by providing an efficient land use and buffer between the nearby light industrial development and the existing single-family homes to the south.

- **Policy 2:** Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes.

Applicant Notes: The proposed multifamily community will be planned and constructed by a home builder known for its quality developments in several states, with locations in the Phoenix area such as Scottsdale, Arcadia, and the Biltmore. The proposed two-story "townhomes for rent" will fill a niche and provide a type of housing that is unique to the Gilbert/Germann submarket.

- **Policy 4:** Promote mixed-use development within appropriate land use classifications.

Applicant Notes: While not a mixed-use development itself, this proposal brings a new residential option to an area with substantial employment and commercial uses nearby. Residents will be able to walk to work and/or have a short drive to shopping and other services.

- **Policy 5:** Guide a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable.

Applicant Notes: This proposal will provide a unique residential option and encourage additional development within an infill parcel located in the Gilbert and the 202 Growth

Area. As such, it will support other expansion currently anticipated on both sides of the freeway between Gilbert and Lindsay.

- **Policy 6:** Support the provision of appropriate transitions between sites having distinct changes in types or intensities of land uses.

Applicant Notes: This proposal will provide a unique residential option and encourage additional development within an infill parcel located in the Gilbert and the 202 Growth Area. As such, it will support other expansion currently anticipated on both sides of the freeway between Gilbert and Lindsay.

- **Policy 7:** Preserve and maintain Gilbert's attractive appearance and quality of development that provide a sense of place.

Applicant Notes: The developer pursuing this application has a reputation for high-quality design and craftsmanship and looks forward to bringing a project through Gilbert's Design Review process that will make the Town's residents proud. The community's design will utilize planning, landscape, and amenities to create a sense of place for its residents and guests.

- **Policy 13:** Apply principles that ensure a safe and welcoming environment when designing individual structures or master planned developments.

Applicant Notes: Community safety is a top concern and the project will be designed to unobtrusively maximize the security that residents enjoy. Sound planning principles will be used to ensure natural surveillance and visibility, adequate lighting, secure fencing, and other means of maintaining a safe property to be enjoyed by residents and guests.

- **Policy 15:** Promote a variety of well-designed and maintained public and private parks and open spaces that will encourage and support community interaction and recreational activity for all ages.

Applicant Notes: With over 40% open space which will include a large private "central park," multiple smaller parks, trails, and community amenities, residents of the new community will have ample opportunities to live a healthy life while getting to know their neighbors.

- **Policy 16:** Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.

Applicant Response: This application is sensitive to the existing single-family neighborhood to the south and will provide adequate buffering, landscaping and other design elements to ensure that the four adjacent homeowners are not negatively impacted by the development.

- **Policy 19:** Support infill development that is designed to acknowledge the surrounding context.

Applicant Notes: This proposal provides a sensible transition from the more intense industrial uses to the north to the existing single-family homes to the south.

- **Policy 58:** Promote strategies that create a healthy community by improving air quality.

Applicant Notes: Infill development like this reduces commutes and supports the policy of improving air quality. Its location near the Loop 202 will also help avoid creating new congestion on the local street network.

Rezone Request

The applicant is requesting a change in zoning for the 14.53 acre subject site from Business Park (BP) zoning district to Multi-Family/Medium (MF/M) to accommodate the development of a multi-family development. Although the applicant is not proposing a PAD with a development plan, they indicate the intent is for the development of a 2 story, 207-unit town house community with a proposed gross density of 14.25 DU/Acre. The intent is to provide a contemporary multi-family environment that will provide a new housing option near existing and future employment in the Loop 202 corridor. It is important to note that without a development plan, future development will be permitted consistent with the base district standards including a density range of 14 to 25 DU/Acre and a maximum height of 40'.

The proposed rezoning to multi-family residential will provide buffering between existing single family residential to the south in the City of Chandler and anticipated employment uses to the north. A proposed multi-family development on the subject site would also provide a more cohesive residential component to the Gilbert 202 Growth Area, with only Liv Gilbert Crossroads to the west currently in place as land use/zoning designated within this Gilbert 202 Growth Area. The subject site is currently located within Area 5 of the Town of Gilbert Vertical Development Overlay Zoning District; however, the bonus heights and reduced setbacks do not apply to Multi-Family/Medium (MF/M) zoned property.

The primary access for Town on Germann will be via Silverado Ct. which was constructed as a private drive with Phase 1 of the light industrial development to the west and will provide ingress/egress for the Town on Germann, the light industrial users, and the residents of Liv Gilbert Crossroads which is an apartment complex currently under construction to the west of the subject site. Two access points onto Silverado Ct. have been provided to accommodate the Town on Germann development.

Project Data Table

Site Development Regulations	Required per LDC MF/M
Maximum Height (ft.)/Stories	40'
Minimum Building Setbacks (ft.)	
Front	30'
Side (Residential)	30'
Side (Non-residential)	20'
Rear (Non-residential)	20'
Minimum Perimeter Landscape Area (ft.)	

Front	20'
Side (Residential)	20'
Side (Non-residential)	15'
Rear (Non-residential)	20'
Private Open Space (sq. ft./unit)	60'
Common Open Space (Min.)	40% of net site
Separation between Buildings (ft.) Single or two story	20'

PUBLIC NOTIFICATION AND INPUT

A virtual neighborhood meeting was held on June 18, 2020. Seven (7) members of the public attended the meeting. Below is a summary of all concerns and questions brought up at the meeting:

- Question about whether there will be fencing along the ditch adjacent to the southern boundary of the site like the Liv Gilbert Crossroads development;
- Question about the hours that the amenities would be open;
- Concerns expressed over site lighting and a reminder to make sure lighting does not shine into the homes of the community to the south.
- Concerns over whether balconies will be facing the homes to the south.
- Consider the trees being placed next to the walls along the southern boundary of the site as many homeowners have pools along the back wall.

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Proposed General Plan Amendment
2. Proposed Rezone

Respectfully submitted,



Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Aerial Photo
- 2) General Plan Exhibit
- 3) Zoning Exhibit
- 4) Applicants Narrative

Town Gilbert

Aerial/Parcel Map

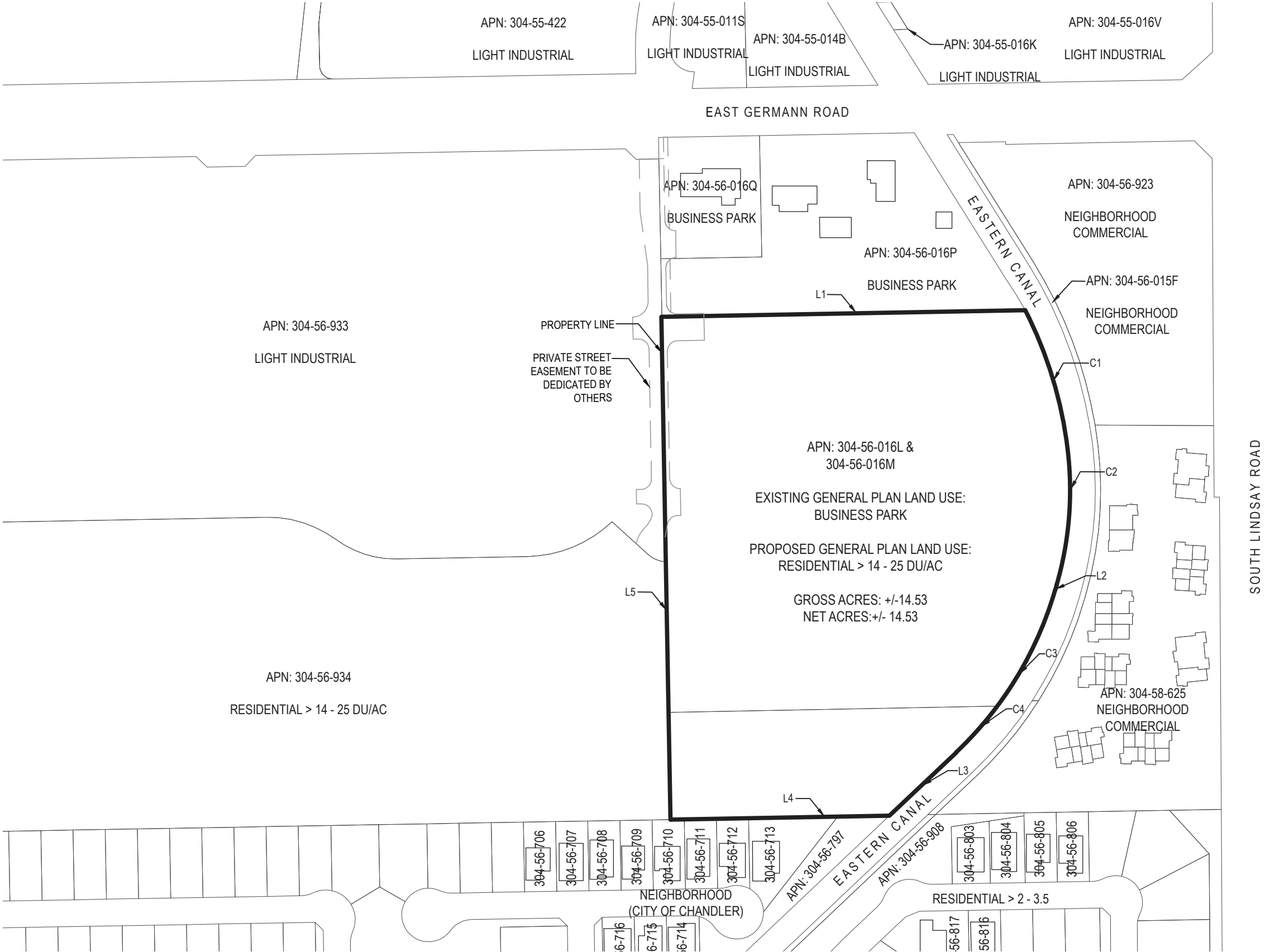
Exhibit 3

Property Owner:
Nothum Properties LP/
Pecos & Cooper SEC LLC
Mike Nothum
20 S Kyrene Rd
Chandler, AZ 85226

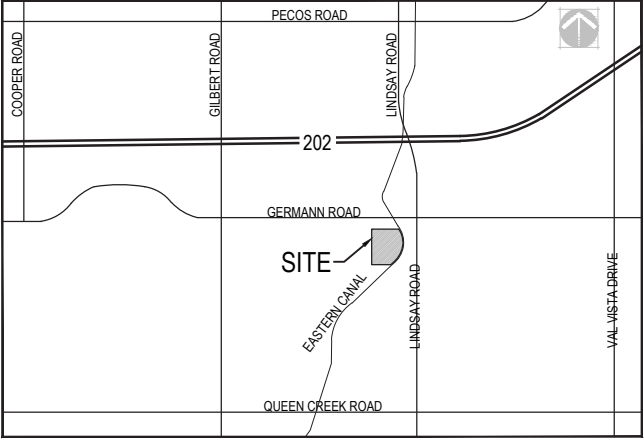
Applicant:
Norris Design
Ben Cooper
901 E Madison St
Phoenix, AZ 85034

Developer:
Family Development
Rudy Herrera
73081 Fred Waring Drive
Palm Desert, CA 92260





VICINITY MAP



GENERAL PLAN PROJECT DATA TABLE

	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE OF GROSS AREA (%)
SITE AREA	+/- 14.53	+/- 14.53	100
EXISTING GENREAL PLAN LAND USE CLASSIFICATION			
BUSINESS PARK	+/- 14.53	+/- 14.53	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION			
RESIDENTIAL > 14- 25 DU/AC	+/- 14.53	+/- 14.53	100

LINE DATA TABLE

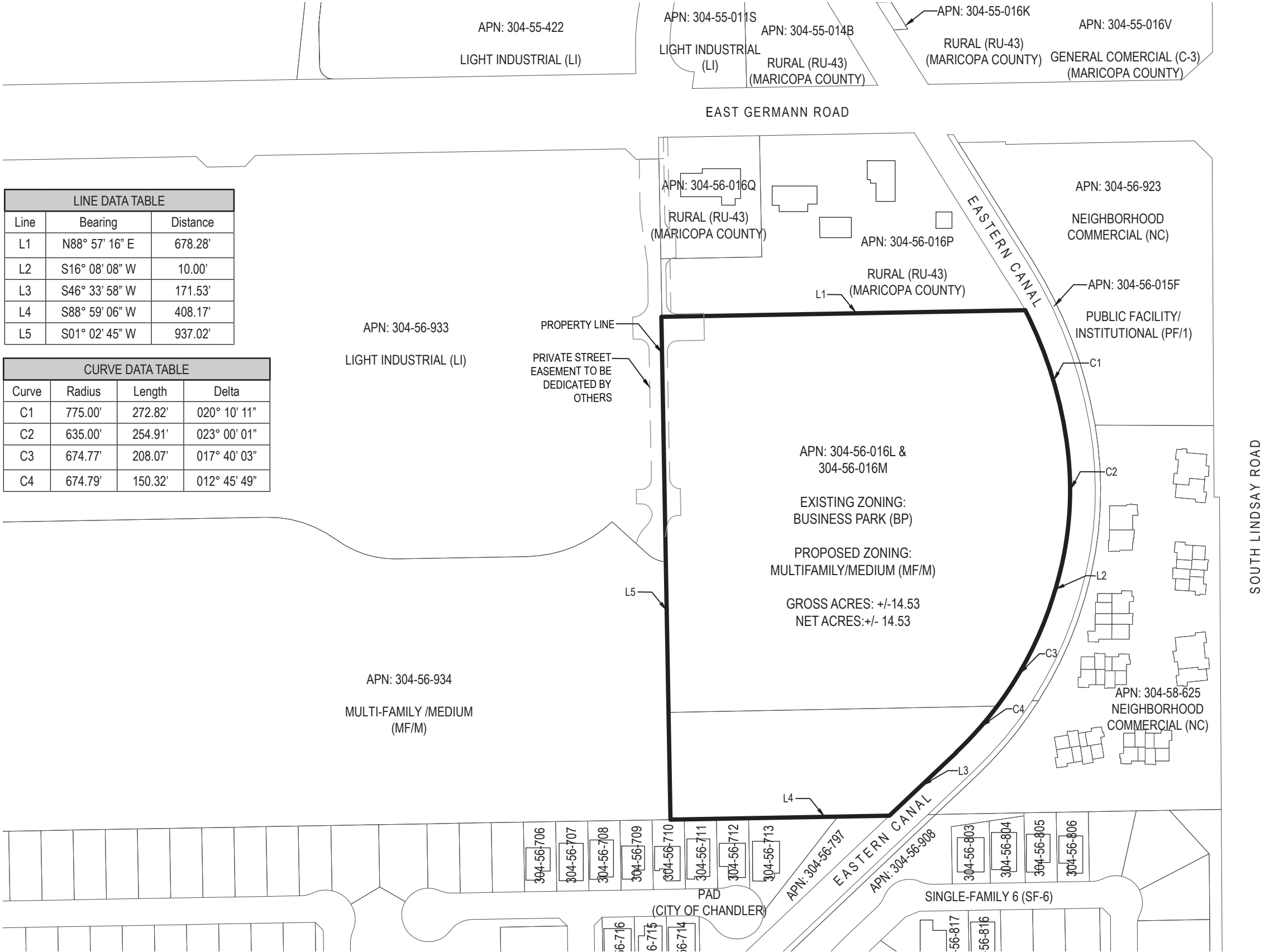
Line	Bearing	Distance
L1	N88° 57' 16" E	678.28'
L2	S16° 08' 08" W	10.00'
L3	S46° 33' 58" W	171.53'
L4	S88° 59' 06" W	408.17'
L5	S01° 02' 45" W	937.02'

CURVE DATA TABLE

Curve	Radius	Length	Delta
C1	775.00'	272.82'	020° 10' 11"
C2	635.00'	254.91'	023° 00' 01"
C3	674.77'	208.07'	017° 40' 03"
C4	674.79'	150.32'	012° 45' 49"

APN: 304-57-889P

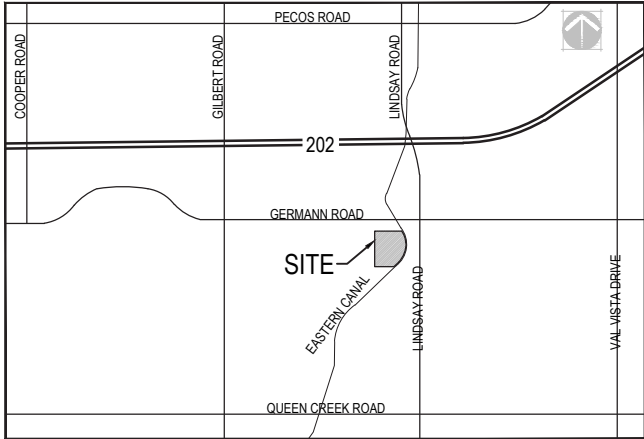
RESIDENTIAL > 3.5 - 5 &
RESIDENTIAL > 2 - 3.5



LINE DATA TABLE		
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C3	674.77'	208.07'	017° 40' 03"
C4	674.79'	150.32'	012° 45' 49"

VICINITY MAP



ZONING PROJECT DATA TABLE			
	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE OF GROSS AREA (%)
SITE AREA	+/- 14.53	+/-14.53	100
EXISTING GENREAL PLAN LAND USE CLASSIFICATION			
BUSINESS PARK	+/-14.53	+/- 14.53	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION			
RESIDENTIAL > 14- 25 DU/AC	+/-14.53	+/-14.53	100
EXISTING ZONING			
BUSINESS PARK	+/-14.53	+/-14.53	100
PROPOSED ZONING			
MULTIFAMILY/ MEDIUM	+/-14.53	+/-14.53	100

PROPOSED DENSITY		
ACREAGE (+/- GROSS)	UNITS	DENSITY
+/-14.53	207	14.25 DU/AC

APN: 304-57-889P
SINGLE-FAMILY 6 (SF-6)



Precedent and conceptual imagery only.

TOWN ON GERMANN

Minor GPA and Rezone



NORRIS DESIGN
Planning | Landscape Architecture | Branding

Westwood

Submitted: August 17, 2020

Applicant:
Norris Design
Ben Cooper
901 E Madison St
Phoenix, AZ 85034

Introduction and Request

Norris Design, on behalf of Family Development Group (“Family Development”), is submitting this narrative and related exhibits in support of a Minor General Plan Amendment from Business Park (“BP”) land use to Residential >14-25 du/ac (“R>14-25”) land use and a rezone request from BP zoning district to Multi-Family/Medium (“MF/M”) district for development of “*Town on Germann*”, a 207-unit gated, luxury townhome community on approximately 14.53 gross acres located on the east side of Silverado Court, south and west of the southwest corner of Lindsay Road and Germann Road (the “Property” or “Site”). The Property is identified by the Maricopa County Assessor as Parcels 305-16-016L and 304-16-016M.

Family Development is an award-winning development firm with a proven history of building high-end luxury communities throughout Arizona and California. *Town on Germann* is anticipated to be a gated rental community with luxury townhomes, two-car garages, and private patios/stoops that will provide a new housing option near existing and future employment in the Loop 202 corridor. *Town on Germann* will provide a sensible buffer between the existing single-family residential development to the south (within the City of Chandler city limits) and the planned employment uses north and west of the Site.

Site and Surrounding Area

The Site is approximately 14.53 gross acres and is unique in that it is bordered by unincorporated Maricopa County land to the north, a Roosevelt Water Conservation District canal to the east, and City of Chandler land to the south. The Property is currently being used for agricultural purposes.

	General Plan Land Use	Current Zoning	Existing Use
North	BP	Unincorporated Maricopa County – RU-43	Single-family home Various out buildings
East	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Canal, beyond medical office buildings
South	City of Chandler	City of Chandler	Single-family residential
West	R>14-25 and LI	MF/M and LI	Light industrial and future multi-family residential

Minor General Plan Amendment

The Site is designated on the Town of Gilbert General Plan Land Use Map as Business Park (BP). The BP classification designates areas for office and light industrial uses, including high technology and research and development firms. The requested Residential > 14 - 25 DU/Acre classification designates areas for higher density multifamily residential uses such as condominiums, multi-story apartments and specialty residential uses.

The size, location, and shape of the property has not been a good match for Business Park and the 35-year property owner has been unsuccessful in attracting businesses who can utilize the land use classification. Likewise, the owner has been unable to generate interest from users in other employment designations despite the success of nearby light industrial projects and the prospect of a new freeway interchange at Lindsay Rd. Market feedback has continually indicated that the site’s lack of frontage and relatively poor access (ingress/egress) is not ideal for employment uses. Beyond that, the prospect of potentially placing 24/7 business operations so close to the existing single-family homes (to the south) has also been a concern for users and some nearby residents.

Compatibility with Goals and Policies of the General Plan

Family Development’s request for a minor amendment to the General Plan Land Use Map is consistent with and supported by the following Goals and Policies in the recently adopted *2020 Gilbert General Plan: Plan for Our Future*.

General Plan Goals Supported by this Application

Goal	Description
CM-1	Encourage a Balanced Land use Framework
CM-2	Focus on Quality Development
CM-3	Foster Vibrant Gathering Places
CM-4	Promote Our Neighborhoods
CM-5	Provide Diverse, High Quality Housing
CM-7	Bring Us Together
OP-1	Encourage Job Growth
OP-2	Promote Health and Wellness
OP-3	Maintain Public Safety
CN-1	Effectively Manage Congestion
CN-2	Improve Mobility Choices

General Plan Policies Supported by this Application

Policy	Description
Policy 1	<p>Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.</p> <p><i>Applicant Response: This application takes a thoughtful approach to the subject property's infill location. It is a sound planning principal to buffer higher intensity uses from lower intensity uses, and this Residential >14-25 project continues the principal followed by the adjacent Liv Community apartment project by providing an efficient land use and buffer between the nearby light industrial development and the existing single-family homes to the south.</i></p>
Policy 2	<p>Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes.</p> <p><i>Applicant Response: The proposed multifamily community will be planned and constructed by a home builder known for its quality developments in several states, with locations in the Phoenix area such as Scottsdale, Arcadia, and the Biltmore. The proposed two-story "townhomes for rent" will fill a niche and provide a type of housing that is unique to the Gilbert/Germann submarket.</i></p>
Policy 4	<p>Promote mixed-use development within appropriate land use classifications.</p> <p><i>Applicant Response: While not a mixed-use development itself, this proposal brings a new residential option to an area with substantial employment and commercial uses nearby. Residents will be able to walk to work and/or have a short drive to shopping and other services.</i></p>
Policy 5	<p>Guide a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable.</p> <p><i>Applicant Response: This proposal will provide a unique residential option and encourage additional development within an infill parcel located in the Gilbert and the 202 Growth Area. As such, it will support other expansion currently anticipated on both sides of the freeway between Gilbert and Lindsay.</i></p>

Policy 6	<p>Support the provision of appropriate transitions between sites having distinct changes in types or intensities of land uses.</p> <p><i>Applicant Response: The proposed change to Residential > 14-25 acknowledges the need for appropriate transitions between intense development like the light industrial developments on both sides of Germann Road and the existing single-family homes to the south. The quiet multifamily community will provide a buffer and compatible transition between its surrounding uses.</i></p>
Policy 7	<p>Preserve and maintain Gilbert’s attractive appearance and quality of development that provide a sense of place.</p> <p><i>Applicant Response: The developer pursuing this application has a reputation for high-quality design and craftsmanship and looks forward to bringing a project through Gilbert’s Design Review process that will make the Town’s residents proud. The community’s design will utilize planning, landscape, and amenities to create a sense of place for its residents and guests.</i></p>
Policy 13	<p>Apply principles that ensure a safe and welcoming environment when designing individual structures or master planned developments.</p> <p><i>Applicant Response: Community safety is a top concern and the project will be designed to unobtrusively maximize the security that residents enjoy. Sound planning principles will be used to ensure natural surveillance and visibility, adequate lighting, secure fencing, and other means of maintaining a safe property to be enjoyed by residents and guests.</i></p>
Policy 15	<p>Promote a variety of well-designed and maintained public and private parks and open spaces that will encourage and support community interaction and recreational activity for all ages.</p> <p><i>Applicant Response: With over 40% open space which will include a large private “central park,” multiple smaller parks, trails, and community amenities, residents of the new community will have ample opportunities to live a healthy live while getting to know their neighbors.</i></p>
Policy 16	<p>Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.</p> <p><i>Applicant Response: This application is sensitive to the existing single-family neighborhood to the south and will provide adequate buffering, landscaping and other design elements to ensure that the four adjacent homeowners are not negatively impacted by the development.</i></p>
Policy 19	<p>Support infill development that is designed to acknowledge the surrounding context.</p> <p><i>Applicant Response: This proposal provides a sensible transition from the more intense industrial uses to the north to the existing single-family homes to the south.</i></p>
Policy 58	<p>Promote strategies that create a healthy community by improving air quality.</p>

<p><i>Applicant Response: Infill development like this reduces commutes and supports the policy of improving air quality. Its location near the Loop 202 will also help avoid creating new congestion on the local street network.</i></p>
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Finally, it should be noted that the intent of “Policy 44: Reserve and provide sites for employment and economic development – especially for major industries” is to “ensure that a sufficient number of prime sites are reserved for [office and industrial] industries.” As described above, the long-time owner of the property has been unsuccessful in attracting interest in the property from Business Park or Light Industrial users because of the site’s landlocked (subprime) location, its lack of visibility/frontage on an arterial or freeway, its odd shape, and its adjacency to multifamily and single family residential. Gilbert is home to a multitude of better sites and opportunities for major industries both elsewhere in this submarket and in the Town as a whole.

Conventional Rezone Request from BP to MF/M

The current zoning on the Property is Business Park (BP). The BP district permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses. The proposed zoning is Multifamily/Medium (MF/M), which is consistent with the requested General Plan land use classification and allows for multi-family residential development between 14-25 du/gross acre. This is the same zoning that is on the property to the west of the Site which will be developed as Liv @ Gilbert Crossroads, a 350+ unit traditional garden-style apartment complex.

As noted, and justified above, the 35-year owner of the property has been unsuccessful in attracting Business Park or Light Industrial users, despite the success of nearby industrial projects and the prospect of a new freeway interchange at Lindsay Rd.

As a conventional rezoning request, this application is not proposing any deviations from development standards contained in the Gilbert Land Development Code.

Availability of Public Utilities and Services

The Site is in an area of Gilbert that has received substantial public utility investments. All required services (water/wastewater, power, telephone, etc.) are adjacent to the Site in the private drive (see below) which connects the site to Germann Road at the Silverado Court alignment. In addition, Germann Road improvements are currently under way as part of Capital Improvement Project ST145.

Site Access and Circulation

The primary access for *Town on Germann* will be via what is currently a cross access easement over a private drive at the Silverado Court alignment (along the Site’s western boundary). The driveway was installed with Phase 1 of the light industrial development to the north and will provide ingress/egress for the light industrial users and egress for Liv @ Gilbert Crossroads. The width of the drive was negotiated between Town of Gilbert officials and the adjacent property owners, including the owners of the subject parcel, Shappell, EastGroup Properties, and the Rockefeller Group (LivCommunities). Two access points (curb cuts) onto the private drive have been provided to accommodate the *Town on Germann* community. As of this writing, dedication of the private drive is imminent and is expected to be complete before development on the subject property is complete.

Interior circulation in the community will be provided by a main loop drive with smaller access drives throughout. The units will front onto common open spaces with rear-entry garages along the alley-style access drives. Visitor

parking is provided conveniently throughout the community and guests will easily access nearby sidewalks which provide access through thoughtfully designed open space to the front door of each unit.

Given the unique infill location of this project, primary emergency access to the community will be accomplished exclusively from Silverado Court through one or both gated entries, as needed. Per discussions and correspondence with Town of Gilbert staff, approval of this access will be contingent upon the following conditions:

1. The roadways through the industrial project (EastGroup Properties) and apartment complex (Liv Communities) connect to Silverado as shown in the approved site plans.
2. Two additional fire hydrants are located on Silverado at the entrances to the subdivision.
3. The entire subdivision has fire sprinklers.

The applicant is willing to abide by these stipulations. Also, as an additional assurance at the request of the applicant, neighboring property owner EastGroup Properties provided a letter to the Town of Gilbert on May 8, 2020 stating that it would allow secondary emergency ingress/egress through its development if it is ever needed.